

FOR  
SALE



11 Folly Drive, Hereford HR1 1NE

£310,000 - Freehold

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## PROPERTY SUMMARY

Attractive semi-detached house in exclusive residential location with 3 bedrooms, extended ground floor, gas central heating, garage, parking, private garden.

## POINTS OF INTEREST

- *Extended semi-detached house*
- *Quiet residential location*
- *3 Bedrooms*
- *Large living space*
- *Gas central heating, double glazing*
- *Garage & gardens*



## ROOM DESCRIPTIONS

### **Recessed Porch**

With herringbone tiled floor and door to the

### **Entrance Hall**

Radiator, central heating thermostat, understairs store cupboard, window.

### **Lounge**

Coal-effect gas fire with surround, radiator, bay window to the front (currently used as a bedroom).

### **Dining Room**

Fireplace with woodburning stove, wooden surround, quarry tiled hearth, radiator, wide archway to the

### **Garden Room**

With 2 Velux windows, radiator and double doors to the rear garden and archway into the

### **Kitchen/Breakfast Room**

Fitted with a range of high gloss contemporary style base and wall mounted units with worksurfaces, tiled splashbacks, porcelain sink unit, plumbing for washing machine and dishwasher, built-in electric oven, 4-ring gas hob, extractor hood, radiator, Velux roof window, side entrance door and door to the Entrance Hall.

**Staircase leads from the Entrance Hall to the**

### **Landing**

Hatch to roof space and window.

### **Bedroom 1**

Built-in storage cupboard, radiator, window to front.

### **Bedroom 2**

Radiator, window to rear.

### **Bedroom 3**

Radiator, window to front.

### **Bathroom**

Suite comprising shower bath with mains shower fitment and glass screen, wash hand-basin and WC, non-slip flooring, radiator, cupboard housing the gas fired central heating boiler, window to rear.

### **Outside**

To the front of the property is open plan and gravelled with a tarmac drive and DETACHED GARAGE with up-and-over door, light, power and a side door. There is an access gate between the house and the garage which leads via a path to the rear garden which is enclosed by fencing, for privacy, and has a lawn, 2 sundecks, ornamental shrubs, outside light and water tap.

### **Directions**

From Hereford proceed towards Worcester on the A4103 (Aylestone Hill) and, at the roundabout at the top of Aylestone Hill, take the 3rd exit into Folly Lane. Continue down the hill, passing the college on the left hand side, over the next set of traffic lights and then turn left into Folly Drive and the property is located towards the end of the cul-de-sac on the left hand side.

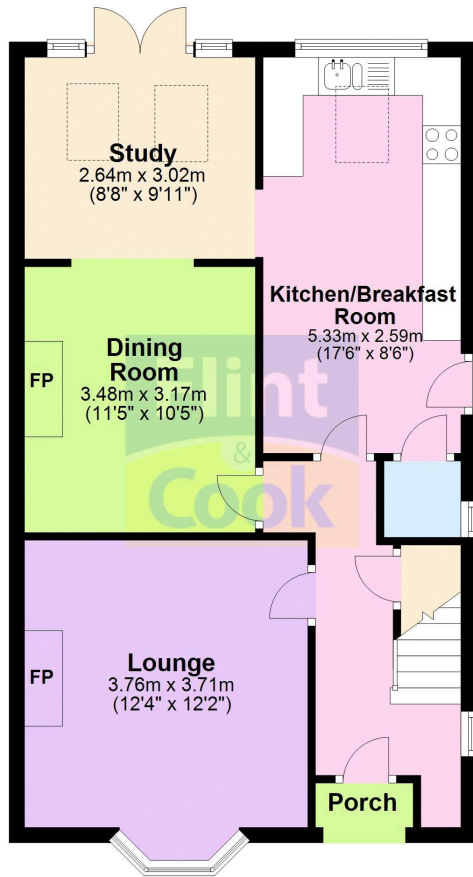
What3words - basin.copper.armed

### **Money Laundering Regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

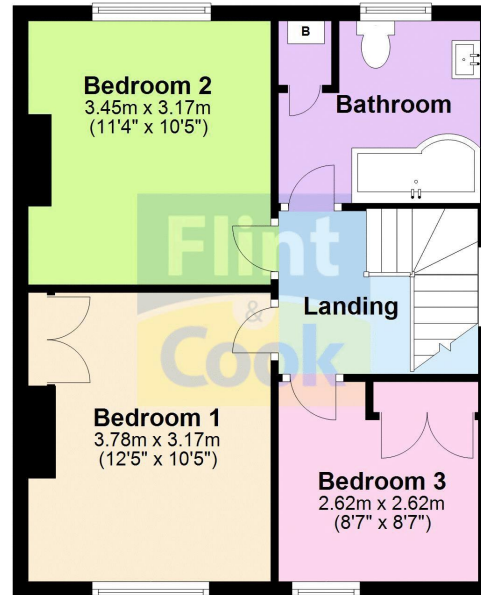
### Ground Floor

Approx. 58.8 sq. metres (632.6 sq. feet)



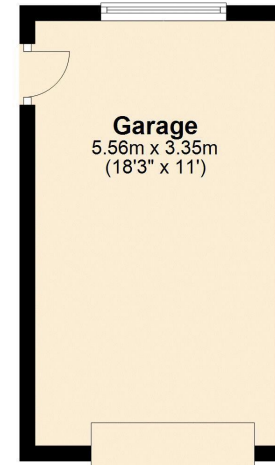
### First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



### Outbuilding

Approx. 18.6 sq. metres (200.7 sq. feet)



Total area: approx. 120.7 sq. metres (1299.1 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>76</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>54</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		